



# FREDERICK COUNTY PLANNING COMMISSION

WINCHESTER HALL, FREDERICK, MARYLAND 21701



## AGENDA

### Wednesday, June 13, 2012

APPROVED: \_\_\_\_\_

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### NOTICES AND REMINDERS

THE COUNTY'S LOBBYING ORDINANCE (CHAPTER 1-7.2 OF THE CODE) REQUIRES THE REGISTRATION OF INDIVIDUALS AND ENTITIES THAT QUALIFY AS LOBBYISTS. IF YOU WILL BE TESTIFYING BEFORE THE PLANNING COMMISSION, THE ORDINANCE MAY REQUIRE THAT YOU REGISTER AS A LOBBYIST. IF YOU HAVE A QUESTION AS TO THE APPLICABILITY OF THIS ORDINANCE, PLEASE CONTACT THE COUNTY ATTORNEY'S OFFICE AT (301) 600-1030.

PLEASE TURN OFF ALL CELL PHONES, PAGERS, AND OTHER ELECTRONIC DEVICES DURING PLANNING COMMISSION MEETINGS. IF YOU MUST ATTEND TO BUSINESS OR ENGAGE IN A PRIVATE CONVERSATION, PLEASE EXIT THE HEARING ROOM SO AS NOT TO DISRUPT ANY PRESENTATION OR SPEAKERS.

PRIOR TO AN AGENDA ITEM BEING HEARD BY THE PLANNING COMMISSION, ANY INDIVIDUAL WHO WISHES TO SPEAK OR TESTIFY ON THE AGENDA ITEM WILL BE ASKED TO STAND AND BE SWORN IN. EACH INDIVIDUAL TESTIFYING WILL BE ASKED TO RAISE THEIR RIGHT HAND, THEN ASKED THE FOLLOWING, "DO YOU SOLEMNLY SWEAR OR AFFIRM UNDER THE PENALTIES OF PERJURY THAT THE TESTIMONY YOU ARE ABOUT TO GIVE WILL BE THE WHOLE TRUTH AND NOTHING BUT THE TRUTH?". ALL INDIVIDUALS TESTIFYING WILL THEN BE ASKED TO RESPOND IN THE AFFIRMATIVE OR "I DO" THEN TO BE SEATED.

AGENDA ITEMS WILL BE REVIEWED IN SUCCESSION. IT IS THE RESPONSIBILITY OF THE APPLICANT AND OTHER PERSONS OF RECORD TO BE PREPARED TO DISCUSS THEIR AGENDA ITEM DURING THE RESPECTIVE SESSION.

APPLICANTS, APPLICANTS' REPRESENTATIVES AND CITIZENS: PLEASE BE PREPARED TO SPEAK WITHIN THE TIME ALLOTTED BY THE PLANNING COMMISSION FOR THE AGENDA ITEM ON WHICH YOU WILL BE TESTIFYING. WHEN CALLED UPON, ALL SPEAKERS WILL BE ASKED TO ADDRESS THE PLANNING COMMISSION FROM THE PODIUM.

ANYONE PRESENTING MATERIAL (PHOTOGRAPHS, LETTERS, GRAPHS, CHARTS, ETC.) TO THE PLANNING COMMISSION AT A MEETING SHOULD PROVIDE A MINIMUM OF TEN (10) COPIES FOR DISTRIBUTION TO THE MEMBERS AND STAFF.

INDIVIDUALS REQUIRING SPECIAL ACCOMMODATIONS FOR THIS MEETING ARE REQUESTED TO CONTACT THE COUNTY MANAGER'S OFFICE AT 301-600-1100 (TTY: USE MARYLAND RELAY) TO MAKE THE NECESSARY ARRANGEMENTS NO LATER THAN SEVEN (7) WORKING DAYS PRIOR TO THE MEETING. ANY CORRESPONDENCE TO THE PLANNING COMMISSION CAN BE SENT TO: [PlanningandZoning@frederickcountymd.gov](mailto:PlanningandZoning@frederickcountymd.gov)

### UPCOMING MEETINGS

#### Planning Commission Meetings/Workshops

(1<sup>st</sup> Floor Hearing Room, Winchester Hall)

Board of Appeals-TBA

#### Contact

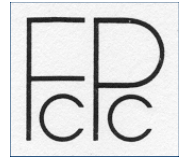
*Planning and Development Review  
@ 301-600-1138*

*For re-zonings, Ag-preservation, workshops,  
public hearing agendas, preliminary/final  
plats, Preliminary and Site plan items*

THE COMMISSION GENERALLY BREAKS FOR **LUNCH AT 12:30 P.M.** FOR MORNING/AFTERNOON SESSIONS AND FOR **DINNER AT 5:30 P.M.** FOR AFTERNOON/EVENING SESSIONS. HOWEVER, DEPENDING ON THE REMAINING AGENDA ITEMS SCHEDULED, THEY MAY MAKE A DETERMINATION TO CONTINUE HEARING ITEMS PRIOR TO TAKING A BREAK.



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ITEM	TIME	ACTION REQUESTED
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**9:30 A.M.**

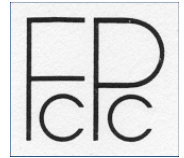
- |   |                       |
|---|-----------------------|
| 1. <b><u>MINUTES</u></b>  | <b>APPROVAL</b>       |
| 2. <b><u>PLANNING COMMISSION COMMENTS</u></b>   | <b>INFORMATIONAL</b>  |
| 3. <b><u>AGENCY COMMENTS/AGENDA BRIEFING</u></b>  | <b>INFORMATIONAL</b>  |
| 4. <b><u>APFO AMENDMENT PUBLIC HEARINGS</u></b>   | <b>RECOMMENDATION</b> |
| Staff will present two text amendments for Planning Commission recommendation and public comment:   |                       |
| a) <a href="#"><u>Amendment to Ordinance No. 11-18-584</u></a> (School Construction Fees) to Remove Transitional Restrictions<br><i>Kathy Mitchell, Assistant County Attorney</i>   |                       |
| b) <a href="#"><u>Amendments to APFO (Chapter 1-20) and Impact Fee (Chapter 1-22)</u></a> to Delete Automatic Adjustment Provisions (the Planning Commission will make recommendation only for the APFO revisions)<br><i>Kathy Mitchell, Assistant County Attorney</i>                                    |                       |
| 5. <b><u>LOU AMENDMENT</u></b>  | <b>DECISION</b>       |
| a) <a href="#"><u>Linton PUD</u></a> – Proposed Sixth Amendment of the APFO Letter of Understanding (LOU). The applicant asks for a reconsideration of the timing of construction completion for its MD 351 improvement requirements. Located along both sides of MD 351, immediately north of Elmer Derr |                       |

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Road. Zoned: Planned Unit Development (PUD); Adamstown Planning Region; Tax Map 85 / 86 / Parcels 25 / 44  
File# S-1128, AP # 2121  
*Ron Burns, Traffic Engineer*

#### 6. COMBINED PRELIMINARY / FINAL PLAT

DECISION

- a) [Buhrman Subdivision, Section 1, Lots 2-C and 2-D](#) - The Applicant is requesting major subdivision approval to resubdivide existing Lot 2 into two lots (one new lot and a remainder lot). Located on the southeast side of Pleasant Walk Road, southwest of Easterday Road. Zoned: Resource Conservation (RC), Middletown Planning Region. Tax Map 29 / Parcel 67.  
File# S-340, AP# 7226.  
*Michael Wilkins, Principal Planner*
- b) [Ashley Acres, Section 5, Lots 11-A and 11-B](#) - The Applicant is requesting major subdivision approval to resubdivide existing Lot 11 into two lots (one new lot and a remainder lot). Located on the west side of Kempton Church Road, east of Gladhill Brothers Road. Zoned: Residential (R1), Urbana Planning Region. Tax Map 98 / Parcel 255.  
File# S-867, AP# 11716.  
*Michael Wilkins, Principal Planner*

#### 7. SITE PLAN

DECISION

- a) [Alexander's & St. Thomas More Academy](#) - The Applicant is requesting site plan approval in order to establish an elementary school within four of the six buildings on site. The Applicant also proposes to add a 26 space parking area to the 3.76-acre site. Located along Buckeystown Pike 85, north of Michaels Mill Road. Zoned: Village Center (VC), Adamstown Planning Region. Tax Map 95 / Parcels 1217.  
File # SP-92-20, Site # 12390, APFO # 12391 & FRO # 12392.  
*Tolson DeSa, Principal Planner*

#### 8. PRELIMINARY PLAN

DECISION

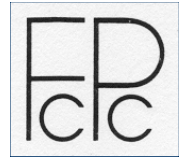
- a) [Villages of Urbana M-1F](#), The Applicant is requesting preliminary plan approval for six (6) single-family detached residence lots on 1.16 acres of land adjacent to the Villages of Urbana PUD. Located on the west side of Sugarloaf Parkway at its intersection with Urbana Pike. Zoned: Village Center (VC), Urbana Planning Region. Tax Map 96, Parcels 68 & 158.  
File # S-1065, Plat# 12402, APFO# 12445, SWM# 12446 & FRO# 12404.  
*Denis Superczynski, Principal Planner*

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#### 9. 2011 ANNUAL PLANNING REPORT

#### DECISION

- a) Staff will be presenting the [Annual Planning Report](#) which highlights planning and development activity for 2011. The report also includes information on the Smart Growth Measures and Indicators as required by the state. Staff is requesting approval of the report to forward to the Maryland Department of Planning.

*Jim Gugel, Chief Planning Manager*